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MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: ZONING REFERRALS

I. TABLED ITEMS.

Re: Petition No. Z-487
N. N. Meshaka
5336 Washington St., West Roxbury

Outdoor sale or display of second hand motor vehicles is sought in a local business (L-.5) zone. This is forbidden in an L zone but conditional in a B (General Business) zone. The adjoining lot, which is owned by the petitioner, is presently used for the storage and sale of second-hand automobiles. The lot practically abuts the West Roxbury-Dedham line and is adjacent to a gas station on the Dedham side. The neighborhood will not be adversely affected by the proposed use. Recommend approval.

Optional case

VOTED: That in connection with Petition No. Z-487 brought by N. N. Meshaka, 5336 Washington Street, West Roxbury, for a forbidden use variance for outdoor sale and display of second-hand motor vehicles in a local business zone, the Boston Redevelopment Authority does not oppose the granting of the petition. The adjoining lot is now used for this purpose and the adjacent lot on the Dedham side of the city boundary line is used for a gas station. It does not appear that this bus terminal area will be adversely affected by the proposed use.

Re: Petition Nos. Z-491 thru Z-494
Boston Housing Authority
91, 93, 95, 101, 105, 107 Davison St.
110 Pierce Street, Hyde Park.

Three forbidden uses and seventeen variances are sought to erect three two-story wood dwellings (40 apartments) for the elderly and one basement and one story wood community building in a residential (R-.5) zone. Three variances consist of inadequate lot size, insufficient lot area per dwelling unit, usable open space and yards and maximum floor area ratio three times allowable.

Four one-family dwellings have been erected in recent years opposite on Davison Street. However, a little over one-third of the project is in a local business zone and an old wooden rug shop is to be torn down so there probably shouldn't be any great objection to multi-family use.

Revised Recommendation

However, tabling of previous unfavorable report advantageous, since on further study, reasons for high density appear justifiable in this case. Housing Authority finds that group of forty units is minimum economic unit for building housing for the elderly. It takes forty units to support certain general amenities, such as community center with extra kitchen and toilet facilities, public laundry, T. V. room, etc. Unit costs of d. u.'s is too high otherwise. Authority was unable to purchase two adjacent vacant lots from synagogue because of expansion plans. Also, there is a basis for a zone change to a higher density which could have been done without fee and would have reduced violations. Recommend approval.

VOTED: That in connection with Petition Nos. Z-491 through Z-494, brought by the Boston Housing Authority, 91, 93, 95, 101, 107 Davison St. and 110 Pierce Street, Hyde Park, to erect three two-story wood dwellings (40 apartments) for the elderly and one basement and one story wood community building in an R-.5 district, the Boston Redevelopment Authority favors the granting of the petition because it is of the opinion that this area being partly in a business zone and a half block away from a manufacturing zone could well be rezoned to a higher density which would considerably reduce the violations. It also appears that in constructing housing for the elderly, the grouping of forty units is a minimum economical unit that will support certain sociological amenities and meet federal unit cost limits.

Re: Petition No. Z-495
Society of St. Vincent de Paul
125 B Street, South Boston

Extension of a non-conforming use and five variances, minimum lot area per additional unit and front yard insufficient, maximum floor area ratio exceeded, side yard and corner but-off not supplied, to erect two one-story brick display rooms in an apartment (H-1) zone. It is the opinion of the Transportation Engineering Division and zoning staff that the corner traffic visibility should be observed. West Third and B Streets are heavily travelled thoroughfares. There is room in the rear so that the proposed side additions can be built to accommodate the corner visibility requirement. Recommend disapproval because of this factor only.

VOTED: That in connection with Petition No. Z-495 brought by Society of St. Vincent de Paul, 125 B Street, South Boston, for extension of a non-conforming use and five variances to erect two one-story brick display rooms in an apartment zone, the Boston Redevelopment Authority opposes the granting of the petition only because of the corner visibility violations. West Third and B Streets are heavily travelled thoroughfares and there is room at the rear of the lot so that the proposed side additions can be built to accommodate the corner visibility requirement.

Re: Petition No. Z-497
Roxbury Council #123 Knights of
Columbus
1455-1461 Tremont St., Roxbury

This is a case of a fraternal organization moving its quarters from an old tenement house, 200 feet up the street to larger quarters in a vacant store in a local business area. No parking was provided in the original location and because of being pre-code none is here provided. The store would require fifteen spaces but the requirement for a club as a public assembly use is 43. The Transportation Engineering Department opposes the change of occupancy unless arrangements can be made for proper and adequate parking. Recommend disapproval. Optional case

VOTED: That in connection with Petition No. Z-497 brought by Roxbury Council #123 Knights of Columbus, 1455-1461 Tremont Street, Roxbury, for variance of off-street parking facilities less than required, to change occupancy from store to an assembly hall, the Boston Redevelopment Authority opposes the granting of the petition. Forty-three parking spaces are required and none provided. Tremont Street is heavily travelled and some parking relief should be provided for a use of this kind.

II. CURRENT REFERRALS.

Re: Petition No. Z-502
James A. Carr
87-89 Foster Street, Brighton

Variances of excessive floor area ratio, side and rear yards less than required, are sought to erect a one-story wood porch at the rear of a two-family duplex in a residential (R-.5) zone, this addition will neither be detrimental to the neighborhood nor will it deprive abutters of necessary light and air. Recommend no objection. The F.A.R. and side yard inadequacies are a present condition. Actually, the only change is in reducing the rear yard from 12.5 feet to 5 feet. This porch will be facing a concrete block garage on the lot in the rear of petitioner's property. Optional case

VOTED: That in connection with Petition No. Z-502, brought by James A. Carr, 87-89 Foster St., Brighton, for variances of excessive floor area ratio, side and rear yards less than required, to erect a one-story, wood, rear porch addition in a residential district, the Boston Redevelopment Authority does not object to the granting of the variances. It does not appear that the addition will be detrimental to the neighborhood or deprive the abutters of light and air.

Re: Petition No. Z-503
William C. Springer
19-21 Sparhawk St., Brighton

Six variances, including a forbidden use are sought to change occupancy from two-family dwelling to six apartments in a residential (R-.5) district. The lot area requirements would allow for just under five units. In a previous application, the Authority approved this proposed use for the house but disapproved the conversion of the barn in rear to four additional apartments. Petitioner is now in agreement with our position. Recommend approval.

VOTED: That in connection with Petition No. Z-503, brought by William C. Springer, 19-21 Sparhawk Street, Brighton, for six variances, including a forbidden use, to change occupancy from two family to six apartments in an R-.5 residential district, the Boston Redevelopment Authority has no objection to the granting of the variances. Provisions have been made for the required off-street parking and the neighborhood will not be adversely affected by the proposed use.

Re: Petition No. Z-504
Allyn Lipson
41 Strathmore Road, Brighton

Three variances, lot area per additional unit, usable open space and off-street parking insufficient, are sought to change occupancy from three family dwelling to eleven apartments in an apartment (H-1) district. The Transportation Engineering Department is opposed unless the parking need is satisfied. Traffic is one way and parking takes place on both sides. The eight spaces provided on the plan are paper spaces; it appears the maximum that can be provided for is four and disapproval is recommended.

Optional case

VOTED: That in connection with Petition No. Z-504, brought by Allyn Lipson, 41 Strathmore Rd., Brighton, for variances of lot area per additional unit, usable open space and off-street parking insufficient, to change occupancy from three family to eleven apartments in an apartment district, the Boston Redevelopment Authority is opposed to the granting of the variances because the proposed use will further aggravate the high congestion in the neighborhood. It appears that the maximum number of units for which parking can be provided is four and ten are needed.

Re: Petition No. Z-505
Wesley Methodist Church in Dorchester
29 Parkman St., Dorchester

A conditional use permit, a forbidden use and variance of off-street parking less than required are sought to change occupancy from church to club and public hall in a residential zone (R-8). The building is located in the middle of a well kept residential neighborhood and it would be incompatible to allow the proposed use with its accompanying activities. The Transportation Engineering Department is opposed. Only 17 of the required 44 parking spaces will be supplied. Recommend disapproval.

VOTED: That in connection with Petition No. Z-505, brought by Wesley Methodist Church in Dorchester, 29 Parkman Street, Dorchester, for a conditional use permit, a forbidden use and variance of off-street parking to change occupancy from church to private club and public hall in a residential district, the Boston Redevelopment Authority is opposed to the granting of the variances because the proposed use with its accompanying activities and congested traffic would be incompatible in a well kept residential neighborhood. The church building is boarded up, but slowly disintegrating through disuse. With the only bad houses of the street on the adjoining lots, the church building is visibly radiating blight; something has to be done. But a club or public hall are not the uses which promise to cure the ills. Both would attract many cars for which no parking can be provided; both would be badly located from their own point of view in the middle of a residential block, both would threaten the quiet of the neighborhood and the seclusion of the neighbors.

Re: Petition No. Z-506
Bernard Smullin
23 St. Lukes Rd., Brighton

Three variances, lot area per additional unit and usable open space insufficient, off-street parking not supplied, are sought to change occupancy from six to eight families in an apartment (H-1) district. Our only objection is the need for off-street parking. The Transportation Engineering Department is opposed because the street runs between two heavily travelled thoroughfares (Commonwealth and Brighton Avenues) which are overloaded with parking. Recommend the petition be denied.

Optional case

VOTED: That in connection with Petition No. Z-506, brought by Bernard Smullin, 23 St. Lukes Road, Brighton, for three variances to change occupancy from six to eight families in an apartment district, the Boston Redevelopment Authority objects only because of the lack of off-street parking. The surrounding area is heavily travelled, already overloaded with parking and it is felt some relief should be secured for off-street parking for the tenants within the area.

Re: Petition No. Z-507
F. DeRoma Co., Inc.
44 Pomfret St., West Roxbury

Variance of rear yard less than required is sought to erect a one family dwelling in a single family (S-3) district wherein the owner has a lot area of 6632 square feet which is allowable since it is in single and separate ownership. The lot is 140 feet deep but was subdivided with a very irregular shape on one side causing a shallow rear yard near one corner of the proposed building. Authority reported in the negative on this same case last July 2, so suggest same unfavorable report be forwarded.

Optional case

VOTED: That in connection with Petition No. Z-507, brought by F. DeRoma Co., Inc., 44 Pomfret Street, West Roxbury, for a variance of rear yard less than required to erect a one family dwelling in a single family district, the Boston Redevelopment Authority opposes the granting of the variance, because in its opinion the lack of sufficient open space between the two dwellings will be detrimental to the neighborhood.

Re: Petition Nos. Z-508 & 509
Eva-Lee, Inc.
725 & 735 Adams St., Dorchester

Variances for lot size, area, width and usable open space less than required, building exceeds allowable height and a forbidden use are sought to erect two three-story apartment buildings, 40 and 48 apartments, in a local business (L-1)

and a residential (R-5) district. An existing theater will be razed for 40 units and 48 units are proposed in the rear of the theater parking lot.

VOTED: That in connection with Petitions Nos. Z-508 and 509, brought by Eva-Lee, Inc., 725 & 735 Adams Street, Dorchester, for several variances and forbidden use to erect two three-story apartment buildings, 40 and 48 apartments, in local business and residential districts, the Boston Redevelopment Authority is opposed to the granting of the variances because of the following reasons: Perusal of the plan indicates several inadequacies. The access area should not have been used in computing the lot area; the floor area ratio becomes over double that allowed by not using the access area. Cars cannot be parked as shown on plan since there is insufficient maneuvering area. Isles between cars should be 24 feet instead of 10, therefore there is a deficiency in parking of some 21 cars. Insufficient open space will create a problem of having 84 families without provisions for outdoor relaxation and healthful surroundings. The proposed density is beyond the allowable limits of the code and will create congestion in the neighborhood. There is nothing of exceptional character that would justify relaxation of the code to allow these variances and it is recommended that they be denied.

Re: Petition No. Z-510
Empire Enterprises, Inc.
90 Deering Rd., Dorchester

An accessory off-street parking facility on a lot within 400 feet of main lot is sought for the use of residents of an apartment building at 140 Wellington Hill Street, in a residential (R-.5) district. The Transportation Engineering Department recommends the entrance to the parking lot be located as far from the street intersection as possible. The zoning staff concurs and recommends approval on condition that the entrance be as far away from the street intersection as possible.

VOTED: That in connection with Petition No. Z-510, brought by Empire Enterprises, Inc., 90 Deering Road, Dorchester, for an accessory off-street parking facility on a lot within 400 feet of main lot, for the use of residents of an apartment building, in a residential district, the Boston Redevelopment Authority is in favor but is of the opinion that the entrance to the lot should be located as far from the street intersection as possible and not at the intersection.

Re: Petition No. Z-511
Anita Ruggiero
3341 Washington St., Jamaica Plain

A forbidden use, outdoor sale and display of used cars and parking, is sought in a local business (L-1) district. The lot is located at the intersection of Green and Washington Streets at Green Street MBTA Station. The flow of traffic, vehicular and pedestrian, would be seriously affected by the proposed use in this area, which is heavily congested, a major part of the day and evening. The present use for parking which is an allowed use, is objectionable at rush hours because of interference with traffic by departing cars. Recommend disapproval. Optional case

VOTED: That in connection with Petition No. Z-511 brought by Anita Ruggiero, 3341 Washington Street, Jamaica Plain, for a forbidden use, buying and selling of used cars in a local business district, the Boston Redevelopment Authority opposes the granting of the variance because the flow of traffic, pedestrian and vehicular, in this heavily congested area would be further aggravated by the proposed use.

Re: Petition No. Z-512
Hansen MacPhee Engineering Co., Inc.
2262 Dorchester Ave., Dorchester

An extension of a non-conforming use is sought to erect one and two story additions at front and rear to an auto sales and service building in a local business (L-.5) district. This is a case of normal expansion. The property will be improved and add to the general appearance of the business community. Recommend approval.

VOTED: That in connection with Petition No. Z-512, brought by Hansen MacPhee Engineering Co., Inc., 2262 Dorchester Ave., Dorchester, for an extension of a non-conforming use to erect one and two story addition to an auto sales and service building in a local business district, the Boston Redevelopment Authority has no objection to the granting of the petition since in its opinion, the addition will in no way derogate from the intent and purpose of the code.